

## TOWN OF WEST POINT

### PLANNING COMMISSION MEETING FEBRUARY 7, 2002

Pursuant to Wisconsin State Statute 19.84, the meeting of the Town of West Point Planning Commission was convened at the Town Hall on February 7, 2002, at 8:05 p.m. The meeting was posted in three places. The meeting was called to order by Fred Madison. Planning Commission members present were Gordon Carncross, Dick O'Connor, Fred Madison, Bill Niemi and Doug Richmond (Town Board Member).

Agenda Item 2: Roll Call and State of Public Notice Members present were noted and the meeting was posted in three places.

Agenda Item 3: Public Hearing – Bob Orlof – Variance – Old Sauk Road Mr. Orlof presented his request for a variance in order to move his boat house and attach it to the house. He would then have to abandon his current septic system and put in a holding tank. He also wants to put a loft onto the existing structure. Mr. Dave Palis and Mr. and Mrs. Drachenberg were in attendance. They did not object to the request.

Agenda Item 4: Correspondence Doug Richmond gave an update from the recent Columbia County Town's Association meeting he had attended. He indicated Mr. Bluemke is exploring a review of the zoning classifications for the County. Also in attendance was the new Land and Water Conservation department head. He will try to have this gentleman attend a meeting in the near future.

Agenda Item 5: Approve Minutes – January 17, 2002: Gordon Carncross made a motion to approve the minutes, seconded by Bill Niemi. Motion carried.

Agenda Item 6: Ron Grasshoff – Presentation Land Conservation Issues Mr. Grasshoff gave a brief presentation on Existing Land Use Districts & Policy. He also handed out A Guide to Conservation Programs for Wisconsin Landowners.

Agenda Item 7: Anchor Point Condominiums – Rezoning and CSM Mr. Sadek briefly reviewed the rendering of how the condos would look with landscaping. The number of trees and how many would be lost were discussed. It was indicated that the restaurant has adequate parking the space occupied. A storm water runoff study is being prepared. Discussion then turned to the rezoning. Joe Costanza, the Town Engineer, indicated that correspondence from the client's attorney indicates that they want to include a third lot in the CSM. The Commission members indicated that while they had not seen the map, they were not comfortable with the added lot and the possibility of expansion units in the future. Mr. Sadek indicated that the developers would not push this idea further. After further discussion, Gordon Carncross made a motion to recommend approval of the rezoning as outlined in the attached Resolution, seconded by Bill Niemi. Motion carried. A copy of the CSM map, which only indicates two lots, is attached to the resolution.

Agenda Item 8: Jeffrey Harrington – CSM – Highway It was noted that the Attorney Clark is drafting the joint driveway agreement and indicated that the CSM can be approved conditioned upon the signing of the driveway agreement and declaration that the lots cannot be further subdivided. Doug Richmond made a motion to recommend approval of the CSM conditioned upon the completion of the Joint Driveway Agreement and the inclusion of the declaration that the lots cannot be further subdivided on the CSM, seconded by Bill Niemi. Motion carried.

Agenda Item 9: Ruth Heeg, etal/Sykes – Golf Road – Variance/Driveway Dick O'Connor made a motion to recommend approval of the variance for the 66 feet of frontage requirement, seconded by Bill Niemi. Motion carried.

Agenda Item 10: Bob Orlof – Variance – Old Sauk Road Discussion covered what requirements Mr. Orlof would have to follow if he rebuilt the boathouse in the current location versus attaching it to the house. No hardship has been shown as the property is currently in use. Gordon Carncross made a motion to recommend denial of the request, seconded by Bill Niemi. Motion carried.

Agenda Item 11: Smart Growth Tabled until next meeting.

Agenda Item 12: Next Meeting Agenda There are currently no agenda items for February 21. In reviewing attendance it was not certain a quorum would be available. The Town Clerk will be directed to keep the agenda free.

Agenda Item 13: Adjourn Meeting: Motion to adjourn by Bill Niemi, seconded by Gordon Carncross. Motion carried at 10:04 p.m.

Respectfully submitted,

*Sharon Richmond*  
Sharon Richmond  
Deputy Clerk

RESOLUTION

WHEREAS, an Application to rezone certain lands located within the Town of West Point from Commercial and/or Recreation to Single-Family Residential to allow the construction/conversion of a ten-unit single-family condominium having come before the Plan Commission, and a public hearing in connection with same having been held,

BE IT RESOLVED, that the Plan Commission does recommend to the Town Board granting the rezoning to Single-Family Residential provided that such rezoning shall be deferred and not become effective until such time as the condominium plat and all related documents for the real estate to be rezoned have been approved by the Town of West Point, or its agents, and any other reviewing authority and recorded with the Columbia County Register of Deeds office, which recording must occur in all events no later than December 31, 2003.

BE IT FURTHER RESOLVED, that the description of the real estate to be rezoned to Single-Family Residential is attached hereto and incorporated herein as Exhibit A.

TOWN OF WEST POINT PLAN COMMISSION

By:



Fred Madison, Chair

By:

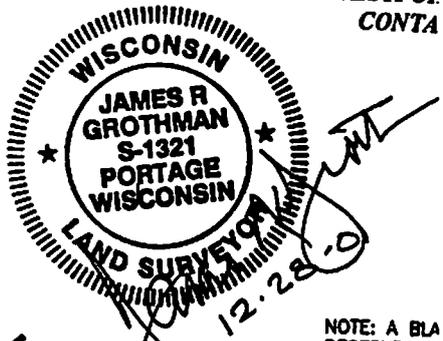


Sharon Richmond, Deputy Clerk

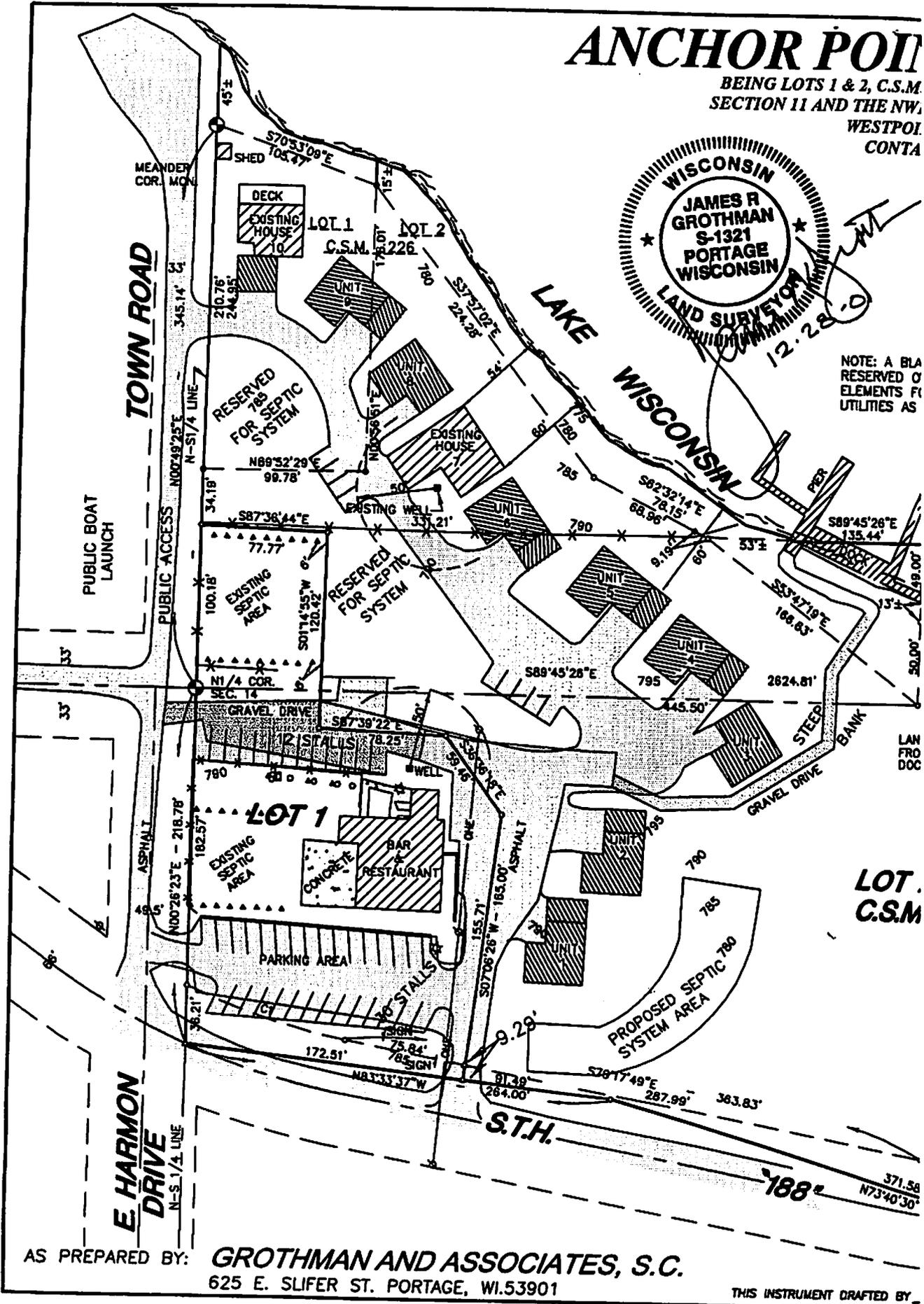
Attachment: Exhibit A—Real Estate Description

# ANCHOR POINT

BEING LOTS 1 & 2, C.S.M.  
SECTION 11 AND THE NW,  
WESTPOINT  
CONTA



NOTE: A BLA  
RESERVED OF  
ELEMENTS FOR  
UTILITIES AS



AS PREPARED BY: **GROTHMAN AND ASSOCIATES, S.C.**  
625 E. SLIFER ST. PORTAGE, WI.53901

THIS INSTRUMENT DRAFTED BY

# CONDOMINIUMS

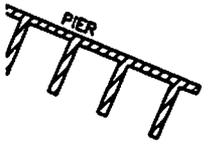
AND BEING A PART OF THE SW1/4 OF THE SE1/4,  
THE NE1/4, SECTION 14, T.10 N., R.7 E., TOWN OF  
COLUMBIA COUNTY, WISCONSIN.  
343,438 SQ. FT. - 7.88 ACRES

### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS/L.F.)
- 1 1/4" IRON PIPE FND.
- ▲ P.K. NAIL SET
- CONTROL PANEL
- SEPIC TANK
- ▲ SEPTIC VENT
- ☆ LIGHT POLE
- ⊕ POWER POLE
- ⊙ COLUMBIA CO. MON. FND.
- X—X—X— FENCE LINE
- O—O—O— OVERHEAD UTILITY LINE



UTILITY EASEMENT IS LIMITED COMMON E INSTALLATION OF RED.



**BASIS OF BEARINGS:** IS THE NORTH LINE OF THE NE1/4, SECTION 14, WHICH IS ASSUMED TO BEAR S89°45'26"E.



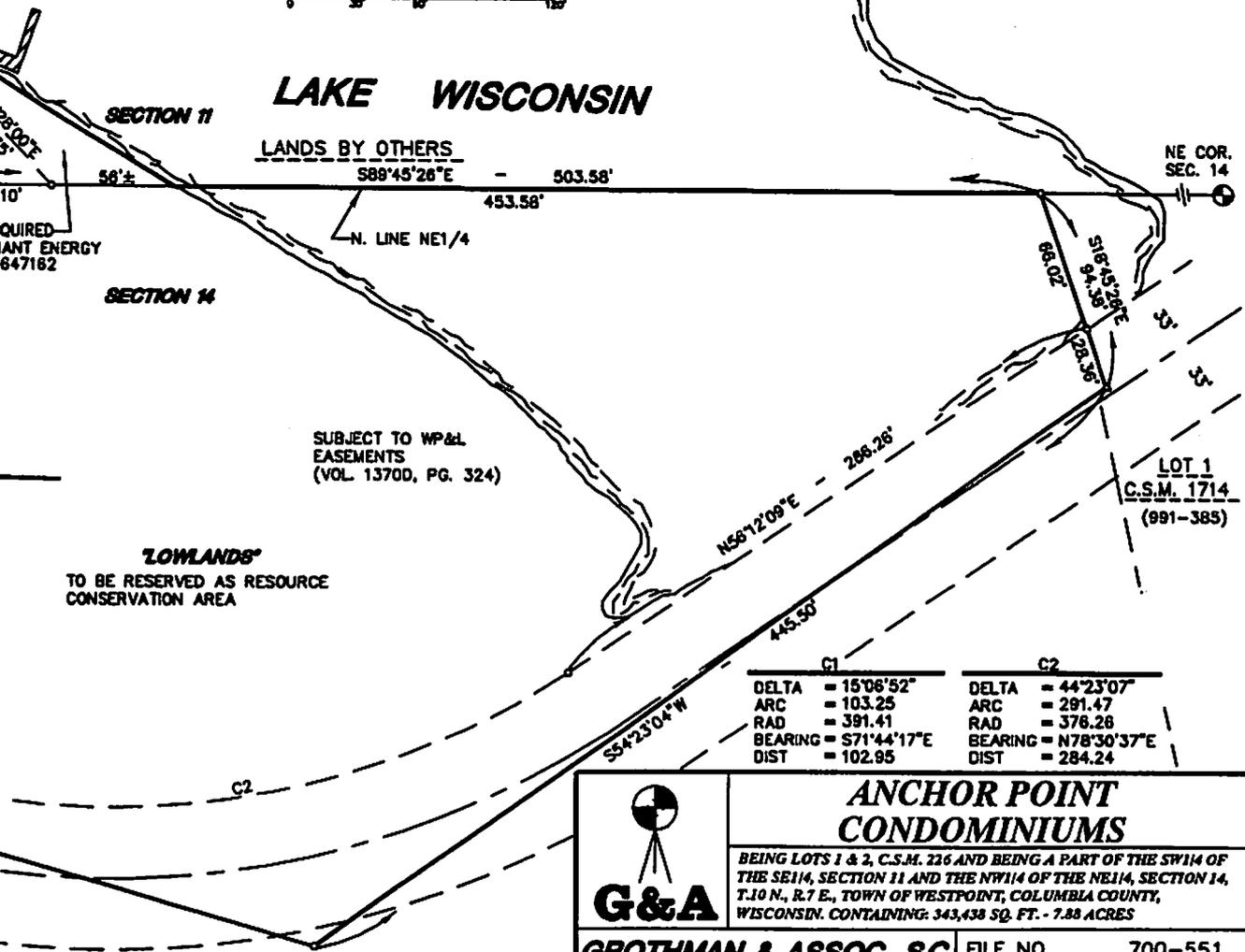
### ZONING

EXISTING ZONING OF THIS PROPERTY IS COMMERCIAL

### PROPOSED ZONING

ANCHOR POINT CONDOMINIUMS = SINGLE FAMILY LOT 1, PROPOSED C.S.M. = (RESTAURANT) TO REMAIN COMMERCIAL

## LAKE WISCONSIN



| C1      |               | C2      |               |
|---------|---------------|---------|---------------|
| DELTA   | = 15°06'52"   | DELTA   | = 44°23'07"   |
| ARC     | = 103.25      | ARC     | = 291.47      |
| RAD     | = 391.41      | RAD     | = 376.26      |
| BEARING | = S71°44'17"E | BEARING | = N78°30'37"E |
| DIST    | = 102.95      | DIST    | = 284.24      |



## ANCHOR POINT CONDOMINIUMS

BEING LOTS 1 & 2, C.S.M. 226 AND BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 11 AND THE NW1/4 OF THE NE1/4, SECTION 14, T.10 N., R.7 E., TOWN OF WESTPOINT, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 343,438 SQ. FT. - 7.88 ACRES

**GROTHMAN & ASSOC., S.C.**  
625 E. SLIFER ST., PORTAGE, WI. 53901

FILE NO. 700-551  
SHEET 1 OF 2